

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 26, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder, Hardwick,  
Linnell, Phillips, Rankin, Sweeney and  
Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Vancouver City College, under the direction of Mrs. Coats, and from Lord Selkirk School, under the direction of Mrs. Potts.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated October 19, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
SECONDED by Ald. Broome,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Control of Oily Wastes:  
Myer Franks Ltd.

The Council considered the License of Myer Franks Limited in respect of operation at 1100 Grant Street, and the failure to effectively control the discharge of oily wastes. The Company was given the opportunity of appearing before Council to show cause why its License should not be suspended. In this regard, the Board of Administration reports of October 1, 1971, and October 20, 1971, were before Council.

A request was received from the Solicitors for the Company that a deferment of two weeks be granted to allow the time to prepare a submission.

(cont'd)

UNFINISHED BUSINESS (cont'd)

Control of Oily Wastes:  
Myer Franks Ltd.

MOVED by Ald. Hardwick,  
THAT a deferment of two weeks be granted on the understanding  
that the matter then will be dealt with peremptorily.

- CARRIED

DELEGATION MATTERS

It was agreed to defer the following matters pending the  
hearing of delegations later this day:

- (a) Bicycle Routes.
- (b) Pollution of False Creek
- (c) Licensing of Laundromat in  
South Granville Area

COMMUNICATIONS OR PETITIONS

- 1. Televising Council Meetings:  
Channel 10

A request was received from Channel 10 Cablevision that  
permission be granted to televise the Regular meetings of City  
Council.

MOVED by Ald. Hardwick,  
THAT the matter be referred to the City Clerk for report to  
Council in respect of details involved in granting this permission  
and the Company be invited to appear before Council in further  
explanation when the City Clerk's report is considered.

- CARRIED

- 2. Charter Amendments

The Council considered report of the Corporation Counsel under  
date October 22, 1971, in respect of seeking Charter Amendments  
at the forthcoming meeting of the Legislature.

In respect of Hotel, Motel License Fees it was noted that the  
Corporation Counsel has communicated with the appropriate authorities  
in Victoria regarding the granting to the City of Vancouver of the  
same authority as now applies to other Municipalities and set out in  
the Municipal Act.

MOVED by Ald. Phillips,  
THAT the proposed Charter Amendments set out in the aforemen-  
tioned report of the Corporation Counsel be approved and the  
Corporation Counsel be authorized to take all necessary steps in  
connection therewith.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

3. Local Federal Programmes  
re Unemployment

The Council received a communication from the Executive Director of the Canadian Federation of Mayors and Municipalities setting out the position of the Federation in regard to certain Federal programmes in regard to the matter of unemployment, particularly in regard to "Local Initiatives Programmes"

MOVED by Ald. Wilson

THAT the City Council endorse the position of the Canadian Federation of Mayors and Municipalities as submitted by the Executive Director's letter of October 21, 1971, except that in respect of the following extracted from the C.F.M.M. submission:

"We appeal therefore to all municipal councils to indicate their willingness to absorb the overhead and materials costs of their projects funded under this programme."

the following be added

"within limits to be determined by the municipalities."

FURTHER THAT copies of this action of the Council be furnished to the Federal Minister of Finance, Minister of Municipal Affairs and the Canadian Federation of Mayors and Municipalities.

(Tabled)

MOVED by Ald. Sweeney,

THAT the whole matter be tabled for one week.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 22, 1971

Works and Utility Matters

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Works and Utility Matters), dated October 22, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Hardwick,

THAT the report of the Board of Administration (Social Service and Health Matters), dated October 22, 1971, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Federal Government: New Downtown  
Office Building (Block 56) Clause 3

AMENDED  
SEE PAGE 195

MOVED by Ald. Broome,  
THAT this Clause be received, and the Board of Administration prepare a memorandum of facts for Council in respect of this Government project, which facts can be included in an appropriate letter to be forwarded by His Worship the Mayor to the appropriate Federal authorities urging the project be accelerated.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Linnell,  
THAT, in respect of the report of the Board of Administration (Building and Planning Matters), dated October 22, 1971, Clauses 1, 2 and 4 be adopted.

- CARRIED

Finance Matters

Grants Equal to Taxes on Hospital  
Property not Eligible for Tax  
Exemption under the Charter (Clause 1)

The Board of Administration submitted a report of the Director of Finance advising of requests from St. Vincent's Hospital and Holy Family Hospital for grants equal to taxes on their properties not presently used for hospital purposes. It is stated the hospitals have no source of income from which to pay these taxes, and the Regional Hospital District has advised that the properties will be used for major hospital development.

MOVED by Ald. Wilson,  
THAT grants equal to General, School, Hospital and Municipal Finance Authority levies on hospital properties not exempt from taxation under the Vancouver Charter be approved as follows:

St.Vincent's Hospital	
Lots 1 & 2/818/526)	\$6,223.71
Roll No.56/7294/00)	
Lot B/1009/526 )	
Roll No.58/4402/15 )	
Holy Family Hospital	
Lot 5/B/328	\$4,089.34
Roll No. 369/237/822/95	

- CARRIED BY THE  
REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Gastown Workshop  
St. James Church (Clause 2)

Consideration of this Clause was deferred pending the hearing of a delegation later this day.

Champlain Heights Park Sites (Clause 3)

The Board of Administration submitted a report of the Director of Finance on communication from the Park Board in respect of park sites in Champlain Heights, i.e.

Payment for golf course extension (108.7 acres)

Five acre lookout park

5.6 acres of strip parks

After hearing the Board's views on these matters the Council on June 22, 1971, adopted the recommendation 'that the present policy of charging the Board market value for park sites in Champlain Heights be reiterated'. A further resolution has been received from the Park Board as follows:

"Advise City Council that the Park Board still objects to paying market value for the park sites in Champlain Heights, but as a solution to the problem, the Board requests City Council to defer payment for the 119.3 acres of new parks as noted above until the next Five Year Plan funds for park purchase become available, and that the price to the Board be fixed at the noted market evaluation, and further, that if City Council agrees then the Park Board agrees to develop neighbourhood and strip parks in Champlain Heights to keep up with residential development using present park development funds."

Further information is given by the Director of Finance, and the following is suggested:

"That the Director of Finance include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 Basic Capital Budget as follows:

1. (a) From the Park Sites Acquisition Fund

\$308,000 to purchase the strip parks as shown under Table I of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

- (b) Any balance remaining in this Fund at December 31, 1975 be applied firstly to the purchase of the lookout park site, and secondly to the purchase of the golf course site shown under Table II of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Champlain Heights Park Sites (Clause 3 cont'd)

II. From the Park Development Fund

\$100,000 for the development of the strip park sites included in Table I as above.'

The effect of this would be to defer the major portion of Park Purchase to the next 5 Year Plan as requested by the Park Board."

MOVED by Ald. Linnell,  
THAT the foregoing suggestions of the Director of Finance be approved.

- CARRIED

City of Port Alberni Request  
re Business Tax (Clause 4)

MOVED by Ald. Adams,  
THAT this Clause be approved and therefore the communication from the City of Port Alberni be received for information.

- CARRIED

Grant in Lieu of Taxes:  
Y.W.C.A. (Clause 5)

It was agreed to defer consideration of this Clause pending hearing of a delegation as requested.

Vancouver Art Gallery:  
Additional Grant Requests (Clause 6)

The Board of Administration advised of additional grant requests from the Vancouver Art Gallery as follows:

- 1. Items included in their 1971 grant request not approved by Council.
  - (a) Provision of funds for a staff pension scheme \$1,650
  - (b) Additional staff - Registrar 7,000
  - (c) Additional staff - Librarian 2,000

\$10,650
  
- 2. Additional items requested.
  - (a) Increase custodial guards from one to two \$ 4,000
  - (b) Metal gates between exhibition galleries 2,200

\$ 6,200
  
- Total amount of additional funds requested 

\$16,850

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Vancouver Art Gallery:  
Additional Grant Requests (Clause 6) cont'd

The Board had submitted a report on these matters from the Director of Finance.

MOVED by Ald. Phillips,

THAT the amount of \$1,650 be approved for provision of funds for staff pension scheme.

- CARRIED BY THE  
REQUIRED MAJORITY

MOVED by Ald. Phillips,

THAT the amount of \$4,000 be approved for increase in custodial guards from one to two.

(Deferred)

MOVED by Ald. Linnell,

THAT no further action be taken on the balance of requests of the Vancouver Art Gallery pending the hearing of a delegation, per request received.

- CARRIED

The Council recessed at approximately 10.55 a.m. and held an 'In Camera' meeting in the Mayor's Office following which the Council recessed at approximately 12 noon to re-convene in Open Council at approximately 2 o'clock.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., still in Committee of the Whole, with His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Hardwick, Linnell,  
Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Bicycle Routes

The Board of Administration, under date of September 10, 1971, reported on a communication from the B.C. Cycling Association requesting consideration be given to establishing certain signed bicycle routes within the City. A plan setting out proposed routes was furnished by the Board of Administration, together with a communication from the Chief Constable advising there is no reason to object from a traffic safety point of view insofar as proposed routing is concerned.

A representative of the Association appeared and submitted a brief.

MOVED by Ald. Phillips,

THAT the signing and designation of bicycle routes in the south-east section of the City, on a one-year trial basis, be approved as a project for submission for consideration under the new Winter Works Project Scheme, failing which the proposal be referred for consideration when the 1972 budget is under review.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Pollution of False Creek

The Board of Administration submitted a report dated October 1, 1971, in regard to pollution problems mentioned by SPEC organization in regard to the False Creek area. Details are set out of progress being made by companies involved. A representative of the Burrard Division of SPEC appeared and submitted a brief dated October 26, 1971, concluding with various proposals. The representative submitted a lengthy petition against pollution in the False Creek and Sunset Beach areas.

Representatives of Canron Limited and CP Rail (Transport) Limited appeared and submitted briefs dated October 26, 1971, advising of the action of their companies on the pollution question.

MOVED by Ald. Bird,

THAT the various briefs submitted be received and the contents noted;

FURTHER THAT copies of these briefs be furnished to the Greater Vancouver Regional District for information.

- CARRIED

4. Licensing of Laundromat in  
South Granville Area;  
Busy Bee Cleaners

The Board of Administration, under date of October 1, 1971, advised the Council that certain cleaning establishments in the area near 67th Avenue and Granville Street have submitted a communication of concern over the possibility of a license application for a cleaning and laundromat store in the area. At that time the Council instructed that should such a license application be filed, the application be brought to the Council's attention.

A representative of certain laundromat and dry cleaning stores in the area appeared advising the area is well served at the present time and that there is no need for an additional establishment. A representative of the Busy Bee One Hour Cleaners appeared in support of the application for a license to operate at 8388 Granville Street and filed a brief dated October 25th. The company advised the establishment will not be a laundromat but a dry cleaning plant.

MOVED by Ald. Adams,

THAT the License Inspector be instructed to issue the license requested by the Busy Bee Cleaners, provided the application is in order.

- CARRIED

DELEGATIONS AND  
BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: St. James Church  
Gastown Workshop (Clause 2)

The Board of Administration, under date of October 22, 1971, reported in its Finance section on a grant application by St. James Church Gastown Workshop. The Director of Social Planning/Community Development when considering this matter previously, recommended a grant of \$3,500, of which \$1,750 may be recoverable under the Canada Assistance Plan. When the matter was considered previously the Council did not take action to approve.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant: St. James Church  
Gastown Workshop (cont'd)

The organization is now asking for reconsideration of the grant application and in this regard Mrs. May C. Gutteridge appeared in support, and filed a brief, asking for a grant of \$5,000 to assist in continuing their work. The Board of Administration points out that the taxes owing on the property are in the amount of \$4,705 including interest and penalty.

MOVED by Ald. Broome,

THAT a grant of \$3,500 be approved for this organization in connection with their Workshop operation at St. James Church of which one-half may be recoverable under Canada Assistance Plan, subject however to the Director of Finance ensuring there is no irregularity existing after checking this grant with the tax position on the property.

- CARRIED BY THE  
REQUIRED MAJORITY

B. Personnel Matters,  
Supplementary, October 22.

MOVED by Ald. Adams,

THAT, in respect of the report of the Board of Administration (Personnel matters, Supplementary), dated October 22, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

C. Property Matters, October 22

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Property matters), dated October 22, 1971, be adopted.

- CARRIED

D. Report of Standing Committee on  
General Purposes, October 14.

MOVED by Ald. Broome,

THAT the report of the Standing Committee on General Purposes, dated October 14, 1971, be received for information.

- CARRIED

E. Pedestrian Overpass:  
Cassiar/Highway 401

The Board of Administration, under date of October 22, 1971, submitted the following report:

"On October 19, 1971, Council heard delegations from the Hastings Sunrise Action Council and the 401 Committee urging early action for a pedestrian overpass across Cassiar Street to connect to the Provincial Government overpass across Highway 401, currently under construction. Council resolved that "the whole matter be referred back for one week for report from the Board of Administration on the best method and location for crossing Cassiar Street in this general area, and the cost involved".

For information, previous considerations and decisions by City Council are summarized in the attached Appendix.

A current review of this matter indicates completion of the Provincial Government overpass across Highway 401 will leave two basic choices for pedestrian crossings of Cassiar Street.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pedestrian Overpass:  
Cassiar/Highway 401 (cont'd)

1. PEDESTRIAN SIGNAL

The existing pedestrian actuated signal at the intersection of Cassiar and Highway 401 is similar to pedestrian signals which are used at a number of locations throughout the City where school children and other pedestrians cross arterial streets.

The two-way vehicular volumes on this portion of Cassiar Street (south of the freeway) average 600 vehicles per hour during the daytime, and 1000 and 1300 vehicles per hour during the A.M. and P.M. rush hours respectively. These volumes compare with rush hour volumes on the freeway (under the Provincial overpass) of 2800 vehicles per hour, and are one-third to one-half as high as on many other arterial streets in the City. (It should also be noted that Cassiar Street at this location is a divided roadway, with a wide median separating two traffic lanes in each direction.)

Pedestrian volumes across Cassiar at this location are relatively light, with counts taken during school crossing periods last February showing from 10 to 20 children crossing. During the remainder of the day pedestrian volumes are generally lighter still.

In their petitions for an overpass, the residents in this area have expressed concern over the hazard to children standing in the restricted sidewalk area between the junction of the two roadways while waiting for the "Walk" indication at the signal. This potential hazard can be minimized by relocating the crosswalk across Cassiar Street 10 or 15 feet further south to provide a wider landing area, and by constructing a protective barrier to reduce exposure to south-bound vehicles entering the freeway. This barrier could be placed adjacent to the chain link fencing that will extend from the crosswalk to the Provincial Government overpass ramp.

2. PEDESTRIAN OVERPASS

In previous reports alternative locations for a pedestrian overpass in this vicinity were reported upon to Council, and the arrangement shown on the attached plan is the most practical location for an overpass across Cassiar Street. The overpass can be designed to connect directly into the Provincial Government overpass, providing a simple extension to come to grade at the west side of Cassiar Street, just north of the lane south of William Street.

The total cost of this extension of the overpass to cross Cassiar Street is estimated at \$78,000 (the previous estimate for this alignment was reported to Council on July 27, 1971 as \$73,000. This estimate has now been updated). This cost includes acquisition of the property at the south west corner of Cassiar and William Streets, which is necessary to provide sufficient space for the ramps.

The Supervisor of Property and Insurance advises that this property (3396 William Street) changed ownership in May of this year and the new owner resides at this address. Until preliminary discussions can be held with the owner and his requirements and attitude to the acquisition of his property is known, the Supervisor of Property and Insurance is unable to accurately estimate the length of time required for the City to obtain vacant possession by negotiations. If an

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pedestrian Overpass:  
Cassiar/Highway 401 (cont'd)

agreement satisfactory to both the City and the owner can be finalized quickly, vacant possession could be expected as early as two months after negotiations commence. It is noted that the Christmas holiday season would coincide with the latter part of the two-month period and therefore the middle of January, 1972 should be the earliest that vacant possession can be expected. However, depending on the requirements of the owner, possession by the City may be delayed up to several months after this date.

The Corporation Counsel advises that vacant possession could be obtained by January 31, 1972 if expropriation procedures were invoked, and a vesting order obtained immediately it became apparent during initial negotiations that there was no chance of an early agreement.

It is estimated that the construction of an overpass could be completed no sooner than a month and a half after this property becomes vacant.

In reviewing the above two alternatives for pedestrian crossings of Cassiar Street, it is drawn to Council's attention that when this matter was first considered at the Official Traffic Commission in July, 1969 the traffic conditions were similar, and the Engineering Department was not recommending an overpass. However, following representation by delegations and the above-noted concern regarding hazard to children standing on the sidewalk, the Official Traffic Commission recommended that "the Vancouver City Council make strong representations to the Provincial Government for an overpass in the vicinity of Cassiar and Highway 401".

The Provincial Government subsequently agreed to construct an overpass, but only to cross Highway 401.

The two current alternatives for crossing Cassiar Street as set out above are presented to Council for CONSIDERATION.

(appendix referred to is on file in City Clerk's Office)

MOVED by Ald. Rankin,

THAT the Council proceed with the pedestrian overpass referred to in the Board of Administration report as item 2, at the estimated cost of \$78,000.

- LOST  
(by tie vote)

MOVED by Ald. Broome, in amendment,

THAT the Council proceed on the basis of the proposal in item 1 in the Board of Administration report under the heading 'Pedestrian Signal'.

- LOST  
(by tie vote)

(The amendment of Alderman Broome was put and lost)  
(The motion of Alderman Rankin was put and lost)

MOVED by Ald. Phillips,

THAT the whole matter be reviewed again for further report to Council after the Provincial Government overpass is completed.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Parade and Street Closure:  
Vietnam Action Committee

The Board of Administration, under date of October 25, 1971, submitted a report of the City Engineer on a request from the Vietnam Action Committee for permission to hold a parade and rally on November 6, 1971, in the downtown area, to protest Canadian complicity in the war in Indo-China. The organization wishes to appear to ask endorsement of November 6th as an International Day of protest against the war in Indo-China.

It was agreed to defer this whole matter pending the hearing of a delegation.

G. Single Transients:  
Continued Program

The Board of Administration, under date of October 25, 1971, submitted the following report:

"YOUR BOARD has received the following report from the Director of Welfare Services:

BACKGROUND:

On September 28, 1971, Council adopted a recommendation of the Board of Administration to continue the summer transient program until 31st of December 1971, subject to a monthly review by Council.

INFORMATION:

During the month of October, weekly totals of applications through the Youth Referral Trailer have been 650, 550, 350 and 350. At the Single Men's Unit, applications have averaged 160 per day of which 35 are held-overs from the previous day and could not be dealt with on the basis of current staff and space.

The problem is particularly acute on Monday and Tuesday after the office is closed for the weekend. The addition of 300 young men currently handled by the Youth Trailer to the weekly application load at 517 Hamilton (Single Men's Unit), is beyond the resources of the Single Men's Unit to deal with.

RECOMMENDATION:

The Director of Welfare Services recommends that:

The Transient Program be continued for the month of November as authorized by Council on September 28, 1971, and be terminated on 30th November, 1971.

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted."

MOVED by Ald. Hardwick,  
THAT the foregoing recommendations be approved.

- CARRIED

Regular Council, October 26, 1971 . . . . . 13

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Grant: Metro Communities Council

The Centennial Committee submitted for Council's consideration an application from Metro Communities Council for a grant of \$700 in order to reconstruct its float which was damaged by vandalism while being stored at the Capilano Stadium. The Committee recommends a grant of \$350.00 be made.

MOVED by Ald. Broome,  
THAT a grant of \$350.00 be approved for this organization accordingly, chargeable to the Centennial Fund appropriation.

- CARRIED BY THE  
REQUIRED MAJORITY

I. Additional Grant:  
1971 Grey Cup Committee

The Centennial Committee, under date of October 26, 1971, recommended an additional grant of \$2,000 be approved for the Grey Cup Committee, the amount to be chargeable to the Centennial Fund appropriation and in this regard submitted a communication from the Grey Cup Committee Chairman setting out the reasons therefor.

MOVED by Ald. Rankin,  
THAT the Board of Administration be requested to submit a report on grants made to the Grey Cup Committee to date in order that this request may receive further consideration at the next meeting of Council.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Wilson,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Allocation of lands for Highway Purposes  
S/S 1300 block Franklin Street

MOVED by Ald. Rankin,  
SECONDED by Ald. Hardwick,  
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

- 1. South 10 feet of Lot 7, Block 6, Subdivision "B", District Lot 182, Group 1, New Westminster District, Plan 186

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway .

- CARRIED

MOTIONS (cont'd)

2. Business Tax Rate

Notice was given of the following motion at the Council meeting on October 19th:

MOVED by Ald. Bird,

SECONDED by Ald. Wilson,

THAT WHEREAS the Business Tax rate of taxation was seven per cent;

AND WHEREAS in 1968 the rate was increased to eight per cent;

AND WHEREAS there has not been a study, by Council, for some time, of the relationship of the Business Tax with the Property Tax;

THEREFORE BE IT RESOLVED THAT the Board of Administration review the present Business Tax rate for report, and the advisability of an upward rate adjustment.

(referred)

MOVED by Ald. Adams,

SECONDED by Ald. Broome,

THAT the foregoing motion be referred to the Board of Administration for report to the next meeting of the Standing Committee on Finance.

- CARRIED

3. Fire Potential in Frame Structures  
in RM-3 and RM-4 Zones

The following Notice of motion was submitted at the Council meeting on October 19th by Alderman Hardwick, seconded this day by Alderman Linnell:

MOVED by Ald. Hardwick,

SECONDED by Ald. Linnell,

THAT WHEREAS citizens have expressed concern about the potential spread of fire in frame structures in RM-3 and RM-4 zones;

AND WHEREAS public interest has been expressed about the fire safety in structures over 100 feet;

THEREFORE BE IT RESOLVED that a sub-committee of the Planning and Development Committee be established to meet with the Fire Chief and other relevant Civic department personnel to review allegations and recommend to Council appropriate policy changes.

(referred)

MOVED by Ald. Bird,

SECONDED by Ald. Rankin,

THAT the subject matter of the foregoing motion be referred to the Fire Chief for consideration and report through the Standing Committee on Planning and Development.

- CARRIED

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At this point the Council observed a short recess and held an 'In Camera' meeting in the Mayor's Office. The Council continued in open session thereafter.

MOTIONS (cont'd)

4. Housing Developments and  
Contributions toward Social  
and Recreational Services

The following Notice of Motion was submitted by Alderman Linnell at the meeting on October 19th and seconded this day by Alderman Wilson:

MOVED by Ald. Linnell,  
SECONDED by Ald. Wilson,

THAT WHEREAS in the past certain public housing developments have been constructed in Vancouver without accompanying developments of social and recreational facilities and programs (Raymur and Skeena Terrace are examples);

AND WHEREAS the Federal-Provincial Partnership recently has agreed to share in the capital costs of the Thunderbird Neighbourhood Services Centre in the amount of \$54,219.00 because of its proximity to Skeena Terrace and Beulah Terrace;

THEREFORE BE IT RESOLVED THAT City Council endorse the principle of Federal-Provincial sharing in the capital costs of Community Services Centres and Neighbourhood Services Centres in areas adjacent to public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council specifically request the Federal-Provincial Partnership to share in the capital costs of the Strathcona Neighbourhood Services Centre and the new proposed Riley Park Community Centre because of their proximity to existing public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council request that Federal, Provincial and Vancouver Civic Officials work co-operatively to formulate policy providing for the capital funding of social and recreational facilities likely to be required as a result of new public and private housing developments in the South-East Sector (Champlain Heights).

The motion was put and,

- CARRIED

5. Ships Passenger Terminal

The following Notice of motion was submitted at the Council meeting on October 19, 1971:

MOVED by Ald. Wilson,  
SECONDED by Ald. Bird,

THAT WHEREAS there has been a large increase in special cruises by ships operating in and out of Pacific Ports;

AND WHEREAS the Port of Vancouver is sadly lacking in ships passenger terminal facilities;

AND WHEREAS a modern type of Passenger Terminal, in an accessible and central location, can generate tremendous interest by local residents in their Harbour and become a major attraction in our City;

THEREFORE BE IT RESOLVED THAT City Council request the newly appointed Vancouver Harbour Commission to give consideration to the development of a Ships Passenger Terminal such as is found in major World Ports.

The motion was put and,

- CARRIED

MOTIONS (cont'd)

6. Trees on Downtown Streets

The following Notice of motion was submitted at the Council meeting on October 19th by Alderman Broome, seconded this day by Alderman Linnell and, by agreement of the Council was changed and now reads as follows:

MOVED by Ald. Broome,  
SECONDED by Ald. Linnell,

THAT Council adopt in principle the planting of trees on downtown streets rather than trees in moveable tubs, and that the Board of Administration be instructed to have the City Engineer, with advice from the Park Board, report back as to the feasibility of implementing this policy, together with cost estimates based on an annual program.

The motion was put and,

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -  
Abandoned Cars on  
Streets

referred to abandoned cars on the streets and in particular of a complaint respecting an abandoned car in front of a home. The Alderman suggested the matter be referred to the Police Commission for report on the general question and that the Commission be asked to enquire into the action being taken by the City of New Westminster on the subject.

His Worship the Mayor directed accordingly.

Gastown Beautification Project:  
Progress

Alderman Phillips referred to Board of Administration 'Enquiry' report dated October 20, 1971, in the matter of progress regarding the Gastown Beautification Project, and referred to part of Council resolution of July 13th as follows:

"(c) Council instruct the Director of Planning to make application to the Provincial Government for Federal urban renewal funds to the extent of \$35,000 for the renewal of Maple Tree Square, also for matching funds to the extent of \$35,000 from the Provincial Government. These monies to be matched by \$35,000 committed by the City to a total funding of \$105,000 for the first year of a five-year program of financial assistance offered by the Province for Gastown/Chinatown.

Council approve as necessary the advancement to the extent of the above Federal/Provincial contribution, in the sum of \$70,000, from funds authorized for beautification projects within the 1971-75 Five-Year Plan, pending receipt of formal senior-government approval;

(d) No work be commenced pending receipt of the required contributions from the Senior Governments."

The Alderman felt these actions of Council were contrary and should be clarified.

cont'd...



ENQUIRIES AND OTHER MATTERS (cont'd)

Gastown Beautification Project:  
Progress (cont'd)

MOVED by Ald. Phillips,  
SECONDED by Ald. Bird,  
    THAT when formal approval is received from the two Senior Governments in respect of their participation in this project, action be commenced to proceed with the project, and that this latest resolution of Council be in clarification of the present status of the matter.

- CARRIED

Alderman Phillips referred also to the statement in the 'Enquiry' report that "The Engineering Department is now proceeding with those detailed designs which were contingent on the general design of the planning consultant. Those detailed designs such as water and others that were not contingent on the general design, have been completed for some time and construction could proceed immediately on these".

The Alderman requested the Board of Administration report to the next Council meeting on those items which have been completed for some time and construction could proceed immediately.

His Worship the Mayor directed accordingly.

<u>Alderman Rankin - Halloween, 1971</u>	asked the Council to consider further the matter of Halloween observance on Saturday rather than Sunday, being an action taken by Council recently.
	After due discussion no change was made in the previous instruction that the public be encouraged to observe Halloween on Saturday this year.

NOTICE OF MOTION

1. Leasing of Apartments and Houses

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Hardwick,  
SECONDED by Ald. Rankin,  
    THAT WHEREAS several housing units in the Co-op project in Champlain Heights are to be purchased for public housing, an innovation consistent with policy of decentralizing public housing;

    AND WHEREAS according to recent C.M.H.C. reports vacancy rates in the City have increased;

    RESOLVED THAT the Board of Administration report on the feasibility of leasing existing apartments and houses to augment the supply of public housing and senior citizen housing.

(notice)

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The Council adjourned at approximately 5:00 P.M.

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Board of Administration, October 22, 1971 . . . . . (WORKS) 1

RECOMMENDATIONS:

- 1.        Closing Lane North of 11th Avenue  
          West of Main Street, Blk. 31, D.L. 302

The City Engineer reports as follows:-

"The Ukrainian Orthodox Church on the south side of 10th Avenue immediately west of the lane west of Main Street are redeveloping their site. Efforts have been made to acquire property to provide a lane in the block. The other owners are not prepared to dedicate their lands for lane purposes as they feel a lane would be detrimental to their development. The other owners who would be required to dedicate are the Mount Pleasant Baptist Church and the Roman Catholic Church (St. Patrick's).

The Ukrainian Orthodox are prepared to dedicate the east 6' of their property in order to bring the lane west of Main Street to a full 20' in width in exchange for the surplus portion of lane at the rear of part of their property. The remaining property abutting the present lane is owned by the Canadian Legion and is used as the parking area for their Legion on Main Street. The Legion is prepared to purchase the lane north of their property. Both parties agree to grant a public utility easement over the rear 10' of their properties.

I RECOMMEND that the lane north of 11th Avenue west of the lane west of Main Street be closed, stopped up and conveyed to the abutting owners subject to the following conditions:-

- A. (1) The portion of lane at the rear of Lots 5 and A, except the south 8', be subdivided with the remainder of the property owned by the Ukrainian Orthodox Church in such a manner that the east 6' of Lot A will be dedicated for lane and the balance consolidated into one parcel.
- (2) The City be granted a public utility easement over the south 10' of the parcel so created.
- (3) As the City will acquire more lane than is conveyed, there will be a straight exchange of lands.
- B. (1) The portion of lane 8' in width at the rear of Lots I and H be consolidated with the remainder of Lots I and H to form one parcel, and a 10-foot public utility easement to be granted the City over the north 10' of the new parcel.
- (2) The value of the 8-foot strip be placed at \$1,000.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

- 2.        Execution of Modification of Option to Purchase  
          Portion of Block "C", DL 753, Gp 1, N.W.D., Plan  
          821 (3333 Commercial Drive)

The Corporation Counsel reports as follows:

"As a condition to the granting of a development permit in respect of the above premises, the applicant was required to give the City an option to purchase the westerly ten feet of the above property for future lane widening purposes. This option in favour of the City was drawn and registered as a first charge against the property. The present owner, Carolina Enterprises Ltd., has been required to secure repayment of a portion of the purchase price of this

Clause 2 Continued

property by a second mortgage in favour of Michael George Schmoeller. The mortgagee wishes to have a charge on the whole of the property including the westerly ten feet, but the option agreement does not make a provision for such an arrangement.

The agent for the mortgagee has suggested that the option be modified to provide that the owner may grant a second mortgage over the whole of the area, including the option area, on the condition that if the City should exercise its option, the second mortgagee would agree to provide the City with a discharge of the mortgage for the optioned area.

A similar application was presented on behalf of the first mortgagee of this same piece of property, Credit Foncier Franco-Canadien. Council acceded to Credit Foncier's request by its resolution of 21 September 1971.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution it is recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing arrangement between the City, the owner, and the mortgagee."

YOUR BOARD recommends that the foregoing report of the Corporation Counsel be adopted.

FOR ADOPTION SEE PAGE(S) 158

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

- 1. Welfare & Rehabilitation Department  
- Temporary Staff

Your Board has received the following report from the Director of Welfare Services.

"On August 24, 1971, City Council approved the new structure of the reorganized Department, and a staff complement of 228½ positions comprised of 201½ permanent City positions and 27 positions provided by the Provincial Government.

In recognition of the time involved in classifying positions and filling the newly approved permanent positions City Council on September 28, 1971 approved the extension of 59 temporary positions only until the permanent positions were posted and filled.

Effective implementation of the many new systems in the re-organized Department will necessitate a degree of position overlapping, and it is therefore requested that approval be given to extension of the following positions to the end of December 1971.

Clerk Typist I	8
Social Service Assistant I	<u>2</u>
	<u>10</u>

All of these temporary positions will not be required for the full period and will be phased out from now until December 31, 1971.

The Comptroller of Accounts advises that sufficient funds are available in the current Departmental budget and agreed Provincial cost sharing will continue.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs.

I would recommend that the above listed extension of temporary positions be approved, and it be left to the Board of Administration to establish a phasing out program."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted.

Board of Administration, October 22, 1971 . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. City-Owned Land: Smith-Haro  
Connector (Lot A, Block 6, D.L. 185)

The Director of Planning, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"The City-owned site created by the Smithe-Haro Diversion was the subject of a Board of Administration report recommending subdivision, rezoning and sale of the Smithe-Haro Diversion property. Council approved the report on June 23rd, 1970.

In a Board of Administration report of June 11th, 1971, Council was advised that Mr. Leighton, on December 17th, 1970, had requested Council to hold up sale, rezoning, etc. of this property. By letter dated April 28th, 1971, Mr. Leighton further advised that the proposed co-operative development of the International Centre was unlikely to come to fruition. Council on June 15th, 1971 therefore resolved:

'THAT Council now instruct the Director of Planning and Civic Development to complete the application for rezoning of the .7 acre City-owned Haro diversion property to CM-2 Commercial, and that the Supervisor of Property and Insurance be instructed to complete marketing of the property, all as approved by Council, June 23rd, 1970.'

On June 29th, 1971, the Director of Planning and Civic Development made application to rezone the west portion of the property from P-1 Parking District to a CM-2 Commercial District and referred the application to the Technical Planning Board and the Town Planning Commission.

On July 30th, 1971, the Technical Planning Board approved the application.

When the rezoning application was presented to the Town Planning Commission, there was some concern with respect to the shortage of public open space in the Downtown and that the P-1 zoned portion of this site would provide an attractive open space.

The Town Planning Commission on August 6th, 1971 resolved:

'THAT the application be not forwarded to Public Hearing, but that it be referred back to the Technical Planning Board to study the use of either the triangular area or, if possible, the whole area extending to Burrard Street, as:

- (a) preferably an open space or mini-park or, if this is not possible
- (b) stipulate during the sale of the property that subsequent development should retain the triangular portion as landscaped open space but permitting the development of the subsurface for such uses as parking. (It should be noted that this triangular area is now zoned P-1 Parking and if this arrangement were found acceptable, rezoning might not be necessary).'

On September 17th, 1971, Mr. A.E. Scoten, Assistant General Manager of the Vancouver Board of Trade wrote to the Mayor and Members of City Council in support of the view of the Town Planning Commission (copy attached)

Clause 1 continued

Although the procedure of referring back matters from the Town Planning Commission to the Technical Planning Board is somewhat unusual, the Director of Planning and Civic Development did so. The Technical Planning Board at its meeting on October 1st, 1971 made the following points:

1. No money has been set aside in the Park Acquisition Tables 1 and 2 for park purchases in this area and therefore the Technical Planning Board cannot support the Town Planning Commission's preference for the total site or the P-1 zoned portion of the site being reserved for open space. .
2. Although the P-1 Parking District would permit sub-surface parking and open space at ground level, leaving that portion of the site zoned P-1 would make the development somewhat restrictive in terms of development potential and the price which could be obtained for the site. .
3. The Technical Planning Board endorse the principle of providing open space and/or plaza accessible to the general public from the street as part of any development. Through discretionary powers provided in Section 1.F(13) of the CM-2 Commercial District Schedule, the Technical Planning Board has been able to achieve a high degree of open space and plazas in Downtown developments. It is suggested however that in the case of this site, the emphasis on open space should not be entirely on the rear of the site. Equal or greater importance should be given to the provision of open space and/or plazas at the front of the site fronting Burrard Street.

It is suggested that a greater feeling of openness and a more pleasant civic design for the intersection of Haro Street and the Smithe-Haro Connector could be achieved by:

- (a) providing for example, one-third of the open space suggested by the Town Planning Commission at the rear of the subject site (Lot A), and
- (b) providing as part of future development an approximately equal amount of open space on the similarly-shaped City-owned site (Lot 1, Block 6, D.L. 185) on the south side of the Smithe-Haro Connector.

In accordance with Council's instruction, the rezoning application has been referred to Public Hearing.

In view of the Town Planning Commission's concern, the Technical Planning Board RECOMMENDS THAT subject to rezoning (P-1 Parking to CM-2 Commercial), the subject site (Lot A) be advertised for sale on the basis that at least 40% of the site be developed as plaza and/or open space with open space being provided at both the front and rear of the site; all open space and/or plaza to be accessible to the general public from the street."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board, be approved.

(Copies of the letter from Mr. Scoten, Vancouver Board of Trade dated September 17, 1971, and map indicating possible form of development for City lands adjacent to the Haro-Smithe Connector are attached for the information of Council.)

(Also circulated with this report is a letter from Save Our Parkland Association dated October 18, 1971)

- 2. Rezoning: N/S West 41st Avenue between  
Trafalgar and MacKenzie Streets  
(Wilfred D. Buttjes, Architect)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Wilfred D. Buttjes, Architect, 1065 Howe Street, on behalf of Crofton Manor Limited, 2200 - 1055 West Hastings Street, requesting an amendment to the Zoning and Development By-law whereby Lots 9 to 16 and approximately the southerly 183.75' of Lots 24 to 31, Block 9, D.L. 2027 being the N/S of West 41st Avenue between Trafalgar and MacKenzie Streets, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'constructing a 200 unit non-family residential project'.

Submitted with the application are preliminary drawings prepared by W.D. Buttjes, Architect, indicating the site being developed as a lodge containing 200 sleeping units, with recreational space, lounge, dining room, resident's arts and crafts room, health centre with an enclosed swimming pool, library, TV lounge, music room, reading room and beauty centre, a small greenhouse, billiard room, spaces for pitch and putt, lawn bowling, etc. The building is one storey in height, with the exception of a two storey solarium for tropical plants.

The sketch plans also indicate underground parking, with the exception of a small amount of surface parking for visitors, the total number of car spaces being 90. The floor space ratio, as indicated, not exceeding 0.45, which is based on the entire site, including the 17 feet ultimately required for the widening of 41st Avenue.

Mr. Neil B. Cook, President, Crofton Manor Limited, by letter of August 27, 1971, has requested for the consolidation of all lands into one parcel, with the 17 feet for future widening to be included, but he undertakes that at a future date, upon request by the City of Vancouver, he will dedicate the 17 foot strip along 41st Avenue to the City for the consideration of \$1.00.

A further letter dated September 13, 1971, has been received from Mr. Cook, which states:

'Crofton Manor, which is owned by Crofton Manor Ltd., has been designed as a residence for retired and semi-retired individuals and couples who do not require either care or assistance.

It will comprise two hundred private rooms, with private bathrooms and patios, each of which may be rented for either single or double occupancy, or any two of them may be joined to form a two room suite. The common facilities will include a dining room and kitchen for full meal service, a lounge, a TV lounge, a winter garden, a billiard room, a library and reading room, arts and crafts rooms, a health club including a swimming pool, barber and beauty shops and a small variety shop.

cont'd . . .

Clause 2 continued

Facilities for doing personal laundry will be provided at a number of places off the bedroom corridors. The domestic linen will be laundered in a central plant. The grounds will be landscaped to provide for passive recreational activities such as shuffle board and pitch and putt golf. Below grade parking will be provided for automobiles owned by residents and storage lockers will be provided for any of their belongings which they do not wish to keep in their rooms. A social director will conduct social and recreational programs for those residents who wish to participate. It is expected that the facility will appeal especially to widows and widowers so that it is anticipated that a majority of the rooms will be rented for single occupancy. However some of the rooms will be occupied by couples and it will be possible for two of the rooms to be joined together to form one facility.

We have acquired eight full lots on 41st Avenue for this facility. We offered to purchase the two lots immediately to the west for the same price as we had paid for the other single lots but our offer was refused. Therefore, we completed the assembly of the six acres which we required by acquiring the rear half of the eight corresponding lots on 39th Avenue.

At no time will Crofton Manor be used for transients, motel or hotel accommodation. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public.'

BRIEF HISTORY

The block of lots bounded by 39th Avenue, 41st Avenue, MacKenzie Street and Trafalgar Street was subdivided many years ago, creating lots in the centre of the block some 67' in width and varying in depth from 294' to 327'. These particular lands have been the subject of many inquiries for possible rezoning for multiple development, commercial, etc.

In Late 1969, a development permit application was approved for a personal care home on Lots 12 - 16 inclusive, subject to various conditions. Objections from neighbouring property owners were received and delegations were heard before Council on November 25, 1969. Council resolved:

'THAT this Development Permit Application be approved, based upon the new application made by the developer and referred to in his brief dated November 25, 1969, subject to the provisions of the Zoning and Development By-law and any other necessary requirements, and subject to the developer providing sufficient land from Lots 15 and 16 to create a turn around.

FURTHER THAT the Director of Planning be instructed to develop a plan for this block in consultation with the affected residents and owners.'

cont'd . . .



Clause 2 continued

The scheme of development as proposed is considered acceptable in this area. The buildings are quite low, have a floor space ratio the same as permitted for single family dwellings in this area and will be located on a site approximately 541' x 475', being 5.85 acres. This eliminates the need for a resubdivision of the block and provides a new form of residence for retired and semi-retired people. The scheme does leave one long lot in the block, which is occupied by Murray's Nursery, and it is understood that the applicant has attempted to acquire this property from Murray's Nursery but has been unsuccessful.

IT IS THEREFORE RECOMMENDED that this application be APPROVED, rezoning of the subject area to CD-1 Comprehensive Development District, and the uses being restricted to a residence for retired and semi-retired persons, consisting of sleeping units, dining and recreation facilities, small barber, beauty and variety shop, and other ancillary uses, including off-street parking, and subject to the prior compliance by the owners to the following conditions:

1. The acquisition of the subject properties, including lands within the area already dedicated for lane; the consolidation of same into one parcel and so registered at the Land Registry Office, with prior agreement of City Council on the dedication of the southerly 17 feet for a nominal sum for the future widening of 41st Avenue.
2. Detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, the Technical Planning Board having particular regard to the treatment and landscaping of the open portions of the site and its relationship to the adjacent one-family dwellings.
3. The floor space ratio not to exceed 0.45 gross, but excluding any storage, laundry, furnace rooms, or underground parking, if located totally below grade.
4. The scheme of development not to be materially different from that submitted with the application prepared by W.D. Buttjes and Associate Architects, dated August, 1971, Job #1301.
5. That the undertaking by Mr. Neil B. Cook, by letter of September 15, 1971, that:

'At no time will Crofton Manor be used for transients, motel or hotel accommodation. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public'

to form one of the conditions of the development permit if and when issued.

6. Only one suitably designed sign to be permitted on the site, such sign to be first approved by the Technical Planning Board.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Technical Planning Board, on September 17, 1971, recommended that the application be approved.

cont'd . . .

Board of Administration, October 22, 1971 . . . . (BUILDING - 6)

Clause 2 continued

The Town Planning Commission, on September 24, 1971, endorsed the recommendation of the Technical Planning Board, subject to the Technical Planning Board's consulting with the Fire Chief regarding fire access at the time of final processing of the details of the development."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

INFORMATION

3. Federal Government: New  
Downtown Office Building  
Block 56

On February 19, 1971, the Director of Planning and Civic Development reported on the proposed use of Block 56 for an office building for the Federal Government.

Council has already received reports on particular items such as the removal of Fire Hall #1. However, in January, it was also reported that Council would receive information as the matter was discussed with Federal officials. The most recent statement of intent is contained in a letter from W. Koropatnick, Regional Director, Department of Public Works dated September 17, 1971, and this is attached for the information of Council.

Your Board submits the foregoing for the INFORMATION of Council.

(Copies of a letter from W. Koropatnick dated September 17, 1971, are circulated for the information of Council.)

RECOMMENDATION

4. Public Safety Building:  
Street Traffic Noise

The Board of Police Commissioners advise that there is a higher level of noise in the City Prosecutor's Office than in comparable offices at the City Hall. In addition, they refer to the use of a large jack hammer in connection with sewer work on Main & Cordova Streets which has resulted in an intolerable noise level.

The City Building Inspector reports as follows:

"Discussions have been held with the City Prosecutor and the Chief Constable. Both men recognize that the noise from the sewer work is of a temporary nature since the work being done is the diversion of the sewer from the lane to the street in order to add the lane to the site for the Provincial Court. The Engineering Department made some changes in their hours of work and method of operation and it is believed that the nuisance has been significantly reduced.

The real problem is believed to be the traffic noise from Cordova and Main Streets. There has been a marked increase in truck traffic on Cordova Street since the one way characteristic on Powell and Cordova was extended further east. Trucks which formerly travelled east on Powell Street now travel east on Cordova Street. The Chief Constable believes that the staff on the main floor are adversely affected to the greatest degree, including the staff who man the radio communication centre.

cont'd . . .

Clause 4 continued

The suggested installation of heavy drapes is not considered to be a solution to the problem nor does there appear to be any other immediate solution to the problem. It is believed that since the Provincial Court Building will be set back from the Street and will be air-conditioned, requiring windows which will not open, the problem will not be significant. In the design of alterations and renovations of the Public Safety Building, air conditioning could be incorporated so that windows would not need to be opened.

It is recommended that the architects for the Provincial Court and the alterations to the Public Safety Building be requested to include these problems in their terms of reference for consideration in the design of the facilities.

It is recommended also that a copy of this report be forwarded to the Police Commission."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be adopted.

FOR ADOPTION SEE PAGE(S).....159.....

Board of Administration, October 22, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Requests for Grants Equal to Taxes on Hospital Property  
not Eligible for Tax Exemption under Provision of the  
Vancouver Charter

The Director of Finance reports as follows:

"The Vancouver Charter provides for exemption of only property wholly in use for charitable purposes, school purposes, hospital purposes and religious purposes.

Two hospitals have requested grants equal to taxes on properties which they own but which are not presently used for hospital purposes. These properties are subject to real property taxation under the Vancouver Charter.

The two hospitals claim that they have no source of income from which to pay these taxes and neither B.C.H.I.S. or the Greater Vancouver Hospital District provides the funds under existing regulations.

The Greater Vancouver Regional Hospital District informs us that both properties will be used for the development of major hospital projects within their current capital financing bylaw.

On September 8th, 1970 Council approved grants equal to taxes to St. Vincent's Hospital and Mt. St. Joseph's Hospital. Mt. St. Joseph's Hospital applied for a grant in 1971 but discussion as to revenue from the property had led to their request to have their application for a grant withdrawn.

For Council Consideration:

Requests for grants equal to General, School, Hospital and Municipal Finance Authority Levies on hospital properties not exempt from taxation under the Vancouver Charter

St. Vincent's Hospital	
Lots 1 & 2/818/526 )	\$6,223.71
Roll No. 56/7294/00 )	
Lot 3/1009/526 )	
Roll No. 58/4402/15 )	
Holy Family Hospital	\$4,089.34
Lot 5/3/328	
Roll No. 369/237/822/95	

Your Board forwards the above report for CONSIDERATION of Council.

2. St. James' Church, Gastown Workshop: Grant

During 1970 letters and telephone conversation ensued between St. James' Church, Gastown Workshop and the City Clerk's Office concerning a grant request by that organization in lieu of taxes for their premises at 213 East Cordova Street. The organization was advised that their request for a grant could not be made for this purpose under Section 396 of the City Charter. However the organization was advised that it could apply if it could clearly demonstrate the need for financial assistance.

Subsequently the Gastown Workshop applied for a grant of \$2040 Plus. This request was referred to the Director of Social Planning/Community Development in accordance with Council policy.

. . . cont'd.

Board of Administration, October 22, 1971 . . . . . (FINANCE - 2)

Clause No. 2 (Cont'd.)

Mr. Egan's Committee when reporting to the Finance Committee, recommended a grant of \$3,500 of which \$1,750 may be recoverable under C.A.P. At a meeting of the Finance Committee on March 18, 1971, this particular grant request did not receive eight affirmative votes and therefore was submitted to Council for consideration. Council on May 18th, when the matter was under consideration, took no action to approve the request.

The organization is now requesting re-consideration of its request and in this regard Mrs. Gutteridge, on behalf of St. James' Church, is appearing this day.

Your Board is advised that \$4,705 is owing to the City with respect to taxes on this property, this amount includes interest and penalty.

Your Board submits this matter for the CONSIDERATION of Council.

(A copy of the letter from St. James' Church, dated March 4, 1971 is circulated for information)

3. Champlain Heights Park Sites

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation has forwarded an excerpt from their minutes of August 30th as follows:

'Champlain Heights - Park Sites (Southeast Sector)

On February 15, 1971 the Board presented a brief to City Council requesting the following:

- (a) payment for the golf course extension, 108.7 acres, present market evaluation \$750,000, be postponed until the course is open for use.
- (b) the 5 acre lookout park remain on Park Reserve on the understanding the future purchase price will be fixed at the \$275,000 present market evaluation. The Park Board will give high priority to the development using 1976-1980 Five Year Plan development funds.
- (c) The Council not charge the Park Board for the 5.6 acres of strip parks, present market evaluation \$308,000.

The City Council deferred action on the matter until dealing with the 1971 budget. On June 22, 1971 City Council adopted their Finance Committee's report ... 'that the present policy of charging the Board market value for park sites in Champlain Heights be reiterated' ... On July 12, 1971 the Board requested the Superintendent to meet with the Director of Planning to discuss the matter. The Superintendent has met with Planning Department representatives and he suggests that the Council's position in this matter appears adamant.

After discussion, it was regularly moved and seconded,

'Resolved: Advise City Council that the Park Board still objects to paying market value for the park sites in Champlain Heights, but as a solution to the problem, the Board requests City Council to defer payment for the 119.3 acres of new parks as noted above until the next Five Year Plan funds for park purchase become available, and that the price to the Board be fixed at the noted market evaluation, and further, that if City Council agrees then the Park Board agrees to develop neighbourhood and strip

Board of Administration, October 22, 1971 . . . (FINANCE - 3)

Clause No. 3 (Cont'd)

parks in Champlain Heights to keep up with residential development using present park development funds.

- Carried.'

Council on December 15, 1970 adopted the Parks Sites Purchase Plan whereby Table I, representing sites for outright purchase included the strip parks (5.6) acres at \$308,000 and Table II, representing properties to be considered for protective purchasing only included the lookout park (5 acres) at \$275,000 and Frasersview Golf Course extension (108.7 acres) at \$750,000.

Council reconsidered the matter at the request of the Board of Parks & Public Recreation and on June 22nd reiterated that the property values and priorities established for Tables I and II would stand.

The present proposal by the Board of Parks and Public Recreation to delay the financing of the acquisition cost of the strip parks until 1976-1980 is not logical under circumstances whereby not only the sites are required, but development of the sites is required in the 1971-1975 period.

The Superintendent of parks has given a rough estimate of between \$75,000 to \$100,000 for development of the strip parks.

City Council has indicated its position in the matter and park site acquisition and development capital fund allocations are by Council authority.

If Council wishes to again given the same directions as previously it may wish to consider the following:

That the Director of Finance include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 Basic Capital Budget as follows:

I. (a) From the Park Sites Acquisition Fund

\$308,000 to purchase the strip parks as shown under Table I of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

- (b) Any balance remaining in this Fund at December 31, 1975 be applied firstly to the purchase of the lookout park site, and secondly to the purchase of the golf course site shown under Table II of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

II. From the Park Development Fund

\$100,000 for the development of the strip park sites included in Table I as above."

The effect of this would be to defer the major portion of Park Purchase to the next 5 Year Plan as requested by the Park Board.

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

1. City of Port Alberni Request for Support of Suggested Amendments to Municipal Act, re Business Tax

Your Board has received the following report from the Director of Finance.

"The Council of the City of Port Alberni adopted a resolution on September 27, 1971 petitioning the Lieutenant Governor in Council to make certain regulations pertaining to Business Tax, under the authority of section 878 of the Municipal Act.

The exact request to the Cabinet is to make regulations defining the term 'Annual Rental Value' and also to provide that the maximum rental value subject to taxation be 10% of the taxable value of the property occupied, so as to limit the amount of tax payable to 10 mills on the taxable value as is provided for users of personal property.

This matter has been discussed with the Law Department and the Assessment Commissioner. We make the following observations:

- (a) The City of Vancouver levies business tax under the provisions of the City Charter, not the Municipal Act and there are some differences in the provisions.
- (b) Under the Municipal Act, a municipality can levy a business tax on either the annual rental value of the business premises or on the taxable value of personal property (machinery and equipment). Vancouver can only levy business tax on annual rental value.
- (c) The City of Port Alberni appears to be of the opinion that a tax on rental value would be more equitable if rental value is related to actual value of the property. We are in complete disagreement with this as rental value is not necessarily related to actual value and in point of fact, such a change would probably result in far greater inequities than those which are presumably thought to presently exist in the City of Port Alberni.
- (d) We are of the opinion that in both the City Charter and the Municipal Act the definition of 'annual rental value' is perfectly adequate. Both Acts require the Assessor to determine annual rental value and state that it may be the same as or higher or lower than actual rental and prescribes various factors the Assessor may or shall take into account in determining the annual rental value. The effective control to ensure both accuracy and equity is through the Courts of Revision and if necessary in the Courts on stated cases. To insert an artificial limitation would itself create inequities.
- (e) There are various errors, ambiguities, and other points with which we disagree in the City of Port Alberni submission, which make it both difficult to understand and unclear as to exactly what their objective is.

In light of the above it is recommended that City Council receive the communication from the City of Port Alberni for information."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

Board of Administration, October 22, 1971 . . . . . (FINANCE \_ 5)

CONSIDERATION

5. Request for Grant in Lieu of Taxes - Young Women's Christian Association

The Director of Finance reports as follows:

"An application has been received from the Young Women's Christian Association for a grant equal to taxes owing for 1968 on their property at 580 Burrard Street,

Prior and subsequent to 1968, by an interpretation of the Vancouver Charter, the Y.W.C.A. has been exempt from taxes on their property at Burrard and Dunsmuir St. In July 1967 part of the Y.W.C.A. building was demolished to make way for a new wing. This portion of their property was made taxable for 1968 since it was no longer in use by the organization as required under Sec. 396-C of the Vancouver Charter. A total tax of \$4,759.51 was assessed for 1968.

On May 16, 1969 City Council approved a grant in lieu of taxes on this property in the amount of \$3,342.06. This amount covered the period from the date of the first building inspection, which was April 18, 1968 to December 31, 1968. (The property was made totally exempt in 1969.) This procedure was in accordance with Council's policy of allowing grants, where new construction is concerned, to organizations who qualify under Sec. 396-C of the Charter.

The amount of this grant was applied in payment of taxes outstanding for 1968, leaving a balance due of \$1,417.45. Penalty and interest charges have since been added bringing the total now due for 1968 to \$1,560.18.

The property was not exempt from taxation under the Vancouver Charter for the period in question, January 1, 1968 to April 18, 1968, and as this period is prior to the first building permit it does not come within Council policy of giving a grant equal to taxes from the date of the first building permit to the date the property is no longer included in the Assessment Roll as taxable.

The replacement of an existing structure has created the circumstances under which the taxes and penalties have been levied, and for which relief has not been given by the City.

For Council Consideration

Request of the Y.W.C.A. for a special grant of \$1,560.18 equal to taxes for the period January 1, 1968 to April 18, 1968 to cover this period during demolition and new construction when the property was not exempt from taxation and was prior to the first building inspection for new construction.

The Y.W.C.A. request that it appear as a delegation if its request for a grant is not acceded to by Council.

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.



Board of Administration, October 22, 1971 . . . . . (FINANCE - 6)

# CONSIDERATION

## 6. Vancouver Art Gallery - Additional Grant Requests

The Vancouver Art Gallery has submitted two requests for additional funds totalling \$16,850 as follows:

1. Items included in their 1971 grant request not approved by Council.
 

(a) Provision of funds for a staff pension scheme	\$ 1,650
(b) Additional staff - Registrar	7,000
(c) Additional staff - Librarian	2,000
	<u>\$10,650</u>
2. Additional items requested.
 

(a) Increase custodial guards from one to two	\$ 4,000
(b) Metal gates between exhibition galleries	2,200
	<u>\$ 6,200</u>
Total amount of additional funds requested	<u>\$16,850</u>

The Director of Finance has reviewed these requests and comments as follows:

1. (a) Provision of funds for a pension scheme - \$1,650

The Vancouver Art Gallery has established a Pension Scheme through the Mutual Life Assurance Company based on employee contributions of 3% of earnings and employer contributions of:

- 1½% of earning of employees under age 40.
- 3 % of earning of employees under age 40 to 50.
- 4½% of earning of employees over age 50.

The funds purchase saving units which may be converted to cash or an annuity on termination of service.

It is noted in the letter from the Vancouver Art Gallery that the employer's share of the cost for 10 months of \$1,650 (\$1,980 full year) is applicable only to those employees covered by the regular City grant.

Council did not approve the Art Gallery's request for a \$2,000 "preserve" when originally submitted since no specific pension scheme had been finalized at that time.

1. (b) and (c) Additional staff - Registrar and Librarian - \$9,000

The request for a City grant to cover these two positions was not approved by Council in 1971. Similar requests in 1970 and 1969 were also disallowed.

Council decisions in previous years have been that the cost of the services of a Registrar and Librarian is the responsibility of the Association

The City's grant is based on the amount required to cover the costs of building maintenance, janitorial services, insurance of the collection, and basic curatorial and security costs. All other expenses related to the Gallery administration, exhibitions and programs are borne by the Association. Association funds are derived from admission and membership fees, donations and other grants.

cont.....

Board of Administration, October 22, 1971 . . . . . (FINANCE - 7)

Clause No. 6 (cont'd.)

It is noted that a Registrar and Librarian have been on staff for a number of years and are presently paid for out of Association funds.

- 2. (a) Additional custodial guard - \$4,000

The City's grant covers the cost of security of the Permanent Collection. If present security is inadequate, the Association's request for an additional guard would be justified.

However, if an additional guard is required to provide security for borrowed works of art, as is suggested in the Association's letter, Council may consider that this cost is part of the exhibition expenses and therefore the responsibility of the Association.

- 2. (b) Metal gates between galleries - \$2,200

The City Building Inspector has examined this proposal and discussed the request for locking metal gates between galleries with the Fire Warden. In their view, locking metal gates could create a serious hazard. The changing function of the building from an Art Gallery to a 'place of assembly' will be reviewed and a report submitted to Council at a later date on this matter.

The Comptroller of Accounts advised that there are no funds available in Contingency Reserve to meet these requests. Any additional grant approved this year would have to be provided by a transfer from Revenue Surplus of prior years.

Your Board submits this report to Council for CONSIDERATION.

(Copies of the letters from the Vancouver Art Gallery are submitted to members of Council and it is noted that the Association wish to appear as a delegation in support of its request.)

FOR ADOPTION SEE PAGE(S) 159-162  
163-164

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTOCTOBER 22, 1971RECOMMENDATIONS1. Payroll System Study

The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing and Systems.

"Data Processing and Payroll staff are currently engaged in a systems study of the Payroll Section of the Accounting Division with the purpose of improving the current Payroll system and procedures.

The City of Calgary has made considerable progress in this area and has made many innovations in methods of payroll data storage and retrieval using their computer system.

Our efforts would be assisted if the staff involved in the study could spend one day in Calgary to discuss the problem with Calgary's payroll and systems staff.

This trip would involve one day leave with pay for Mr. J. Thompson, Payroll Supervisor, and Mr. R. W. Ackland, Systems Analyst, plus transportation costs of about \$150.00 and expenses of \$32.00.

The Comptroller of Accounts advises that funds are available in account #7090/929 (travel expenses - staff officials).

We recommend that J. Thompson and R.W. Ackland be given authority to travel to Calgary to view that City's payroll system and that the costs of \$182.00 be provided for from account #7090/929 (travel expenses - staff officials)."

Your Board RECOMMENDS that this request of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved.

INFORMATION

2. Sickness and Accident Insurance Policy between the City of Vancouver and the Canadian Union of Public Employees, Local #1004, (Vancouver Civic Employees Union).

The Director of Personnel Services reports as follows:

"Due to the past years experience of a higher use of sick leave, the Travelers Insurance Company is requesting a premium rate increase from \$3.60 to \$3.92 per \$100.00 of payroll. Under the contract between the City and the employees, the employees are required to pay a fixed amount of .84¢ per \$100.00 of payroll, with the City paying the balance of the premium. The total increased estimated cost, which will be paid by the City, for the 12 months commencing October 1, 1971 amounts to \$26,572.00.

Board of Administration, October 22, 1971 . .(SUPPLEMENTARY PERSONNEL -2)

Clause No. 2 (Cont'd.)

The Comptroller of Accounts reports that funds to cover this increase will be made available within the departmental budget.

Because this is a contractual matter between the City and the Union, no recommendation is being submitted."

Your Board SUBMITS this report of the Director of Personnel Services for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S).....164.....

BOARD OF ADMINISTRATIONPROPERTY MATTERSOCTOBER 22, 1971RECOMMENDATIONS

1. Sale of Lots  
Redevelopment Project Scheme 6

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia has, under Urban Renewal Scheme 6 acquired and cleared Lots 1-4, Block V, Town of Hastings, Plan 14135, Bounded by Trans-Canada Highway, McGill, Bridgeway and Skeena Streets, Zoned M-1, Light Industrial District which were advertised for sale through this office on behalf of the partnership, subject to the following conditions:

CONDITIONS OF SALE

1. Bulkhead agreements in favour of the City.
2. Easement agreements in favour of the City over portions of Lots 1, 2 and 4.
3. The successful tenderer must obtain a development permit within 120 days from date Council approves sale.
4. Date of sale will be the date of issuance of the development permit.
5. No purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the project area before development is completed.
6. The purchaser shall grant the City, on behalf of the partnership an option to repurchase the land at the net sale price, which option will be exercised if development is not started within 18 months or is not completed within thirty-six months from the date of purchase.
7. The purchaser agrees if his bid is accepted, to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto. Local Improvement charges will be levied for street paving, curbs, gutters, lighting and sidewalks. Purchasers will receive 50% relief from their portion of annual local improvement taxes.
8. Purchasers are advised that the sites are in a sign control area and signs are subject to special control under Section G of the Zoning and Development By-law.
9. Tenderers are requested to submit with their offers information on the use and the approximate size and type of buildings to be constructed.

Special attention will be given to building design, landscaping of open areas of the sites and the relationship of the proposed development to the surrounding area. The Director of Planning, in consultation with representatives of the Senior Governments and on behalf of the Technical Planning Board, is to examine all development permit applications for development on the lands to ensure that development is of a suitable standard.

. . . Continued

## Clause No. 1 (Continued)

RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by the Redevelopment Partnership and City Council, being in each case the highest offer.

Name	Lot	Approx. Size	Sales Price	Terms	E.M.V.	Further Conditions
Olnor Invest-ments	1	2.472 acres	\$92,700.00	City Terms @ 9%	\$81,600	See below.

1. Including approval to the further condition that the purchaser has the right to subdivide the property into 2 parcels and to be permitted to pay for either in full at any time.

E. & D. Pro-perties	2	1.416 acres	\$50,000.00	City Terms @ 9%	\$46,700	Nil
Drug-Craft Pharmacy	3	1.547 acres	\$54,100.00	City Terms @ 9%	\$51,000	Nil
Ray-Bilt Con-tractors	4	1.742 acres	\$61,300.00	City Terms @ 9%	\$57,500	Nil

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

## 2. Sales: Residential

Recommended that the following offer to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot L, Block 3, D.L. 314, Zoned: RS-1  
S/S 48th Ave. bet. Dunbar & Collingwood Sts.

Name	Lot	Approx. Size	Sales Price	Terms
Olgienski T. Staniszkis	L	155' x 66'	\$21,000.00	1/4 down and balance payable within 12 months at 9 %.

### Conditions

1. This site contains peat and has been filled. The purchasers must first satisfy themselves as to soil conditions.
2. Development must be in accordance with the report approved by Council, October 5th 1965, entitled "Sewerage, Drainage and Development in the Lower Musqueam Area."

\* \* \*

FOR ADOPTION SEE PAGE(S) 164

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSESOCTOBER 14, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, October 14, 1971, in the No. 1 Committee Room, third floor, City Hall at approximately 9:30 a.m.

PRESENT: Alderman Broome (Chairman)  
His Worship the Mayor  
Aldermen Adams, Bird, Calder, Hardwick,  
Linnell, Phillips, Rankin, and  
Sweeney

ABSENT: Alderman Wilson (Civic Business)

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting held August 26, 1971, were adopted.

The following matter is submitted for the information of Council.

INFORMATION1. Election Matters

The Committee continued its discussion on election matters for report at a later date.

2. Antique Fire Fighters Association  
Request for Obsolete Equipment

The Committee noted a request, submitted through a member of the Committee, from the Antique Fire Fighters Association for the purchase, at a nominal sum, of fire-fighting equipment being disposed of by the City.

Previous actions in connection with the disposition of obsolescent fire-fighting equipment, other than the normal disposition through sale or trade-in, were noted by the Committee.

Your Committee

RESOLVED that the request be referred to the Board of Administration for report back to this Committee.

The meeting adjourned at approximately 11:00 a.m.

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FOR ADOPTION SEE PAGE(S) 164